

Fill in this information to identify the case:

Debtor 1 Brigitte K. Lewis

Debtor 2 \_\_\_\_\_  
(Spouse, if filing)

United States Bankruptcy Court for the: Southern District of Ohio

Case number 2:18-bk-50596

7

## Official Form 410S1

**Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: U.S. Bank Trust National Association, as Trustee of Chalet Series III TrustCourt claim no. (if known): 7

Last 4 digits of any number you use to identify the debtor's account:

9 1 7 3

Date of payment change:

Must be at least 21 days after date of this notice

02/01/2020

New total payment:

\$ 966.44

Principal, interest, and escrow, if any

**Part 1: Escrow Account Payment Adjustment**

## 1. Will there be a change in the debtor's escrow account payment?

☐ No☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: \_\_\_\_\_Current escrow payment: \$ 187.65New escrow payment: \$ 234.26**Part 2: Mortgage Payment Adjustment**

## 2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

☒ No☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: \_\_\_\_\_

Current interest rate: \_\_\_\_\_%

New interest rate: \_\_\_\_\_%

Current principal and interest payment: \$ \_\_\_\_\_

New principal and interest payment: \$ \_\_\_\_\_

**Part 3: Other Payment Change**

## 3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

☒ No☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: \_\_\_\_\_

Current mortgage payment: \$ \_\_\_\_\_

New mortgage payment: \$ \_\_\_\_\_

Debtor 1 Brigitte K. Lewis  
First Name Middle Name Last Name

Case number (if known) 2:18-bk-50596

**Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☐ I am the creditor.
- ☒ I am the creditor's authorized agent.

**I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.**

X/S/ Michelle R. Ghidotti-Gonsalves

Signature

Date 12/24/2019

Print: Michelle R. Ghidotti-Gonsalves  
First Name Middle Name Last Name

Title Authorized Agent for Secured Creditor

Company Ghidotti-Berger, LLP.

Address 1920 Old Tustin Avenue  
Number Street  
Santa Ana CA 92705  
City State ZIP Code

Contact phone 949-427-2010

Email bknotifications@ghidottiberger.com

SN Servicing Corporation

Final

323 FIFTH STREET

EUREKA, CA 95501

For Inquiries: (800) 603-0836

Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Analysis Date: December 12, 2019

BRIGITTE LEWIS  
JEFFREY TRINKAUS  
4710 JANIS DR  
COLUMBUS OH 43227

Loan: [REDACTED]

Property Address:  
4710 JANIS DRIVE  
COLUMBUS, OH 43227

### Annual Escrow Account Disclosure Statement Account History

This is a statement of actual activity in your escrow account from Feb 2019 to Jan 2020. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information	Current:	Effective Feb 01, 2020:
Principal & Interest Pmt:	732.18	732.18
Escrow Payment:	187.65	234.26
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$919.83	\$966.44

Escrow Balance Calculation	
Due Date:	Dec 01, 2019
Escrow Balance:	360.23
Anticipated Pmts to Escrow:	375.30
Anticipated Pmts from Escrow (-):	593.56
Anticipated Escrow Balance:	\$141.97

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	0.00	(538.86)
Feb 2019		187.65		*		0.00	(351.21)
Feb 2019		187.65		*		0.00	(163.56)
Mar 2019		187.65		*		0.00	24.09
Apr 2019		187.65		*		0.00	211.74
Apr 2019				593.56	* County Tax	0.00	(381.82)
May 2019		187.65		*		0.00	(194.17)
May 2019				1,124.81	* Homeowners Policy	0.00	(1,318.98)
Jun 2019				593.56	* County Tax	0.00	(1,912.54)
Jul 2019		187.65		*		0.00	(1,724.89)
Jul 2019		187.65		*		0.00	(1,537.24)
Aug 2019		187.65		*		0.00	(1,349.59)
Oct 2019		187.65		*		0.00	(1,161.94)
Oct 2019		1,146.87		*	* Escrow Only Payment	0.00	(15.07)
Oct 2019		187.65		*		0.00	172.58
Dec 2019		187.65		*		0.00	360.23
					Anticipated Transactions	0.00	360.23
Dec 2019		187.65					547.88
Jan 2020		187.65		593.56	County Tax		141.97
	\$0.00	\$3,586.32	\$0.00	\$2,905.49			

An asterisk (\*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

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Last year, we anticipated that payments from your account would be made during this period equaling 0.00. Under Federal law, your lowest monthly balance should not have exceeded 0.00 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Analysis Date: December 12, 2019

BRIGITTE LEWIS

Loan: [REDACTED]**Annual Escrow Account Disclosure Statement  
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	141.97	1,140.39
Feb 2020	192.66			334.63	1,333.05
Mar 2020	192.66			527.29	1,525.71
Apr 2020	192.66			719.95	1,718.37
May 2020	192.66			912.61	1,911.03
Jun 2020	192.66	1,124.81	Homeowners Policy	(19.54)	978.88
Jun 2020		593.56	County Tax	(613.10)	385.32
Jul 2020	192.66			(420.44)	577.98
Aug 2020	192.66			(227.78)	770.64
Sep 2020	192.66			(35.12)	963.30
Oct 2020	192.66			157.54	1,155.96
Nov 2020	192.66			350.20	1,348.62
Dec 2020	192.66			542.86	1,541.28
Jan 2021	192.66	593.56	County Tax	141.96	1,140.38
	<u>\$2,311.92</u>	<u>\$2,311.93</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 385.32. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 385.32 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is 141.97. Your starting balance (escrow balance required) according to this analysis should be \$1,140.39. This means you have a shortage of 998.42. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to collect it over 24 months.

We anticipate the total of your coming year bills to be 2,311.93. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

**New Escrow Payment Calculation**

Unadjusted Escrow Payment	192.66
Surplus Amount:	0.00
Shortage Amount:	41.60
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$234.26</u>

Document

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**Paying the Shortage:** If your shortage is paid in full, your new monthly payment will be \$924.84 (calculated by subtracting the Shortage Amount to the left and rounding, if applicable). Paying the shortage does not guarantee that your payment will remain the same, as your tax or insurance bills may have changed. If you would like to pay the shortage now, please pay the entire amount of the shortage before the effective date of your new payment. To ensure that the funds are posted to your account correctly, please notify your asset manager that you are paying the shortage.

**NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE:** If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

**\* Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**CERTIFICATE OF SERVICE**

On December 24, 2019, I served the foregoing documents described as Notice of Mortgage Payment Change on the following individuals by electronic means through the Court's ECF program:

COUNSEL FOR DEBTOR  
Jetta Mencer  
jetta@jettamencer.com

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

/s/ Kasra Sadjadi  
Kasra Sadjadi

On December 24, 2019, I served the foregoing documents described as Notice of Mortgage Payment Change on the following individuals by depositing true copies thereof in the United States mail at Santa Ana, California enclosed in a sealed envelope, with postage paid, addressed as follows:

DEBTOR  Brigitte K. Lewis  4710 Janis Drive  Columbus, OH 43227	U.S. TRUSTEE  Asst US Trustee (Col)  Office of the US Trustee  170 North High Street  Suite 200  Columbus, OH 43215
TRUSTEE  Frank M Pees  130 East Wilson Bridge Road  Suite 200  Worthington, OH 43085	

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

/s/ Kasra Sadjadi  
Kasra Sadjadi